

District V Advisory Board Minutes

June 3, 2002

www.wichitagov.org

The District V Advisory Board meeting was held at 7:00 p.m. at the Auburn Hills Golf Course Clubhouse at 335 S. 135th Street West. In attendance were the District V City Council Member, six (6) District Advisory Board Members including (5) City Staff and approximately one-hundred twenty-five (125) members of the public of which (51) signed the signup sheet.

Members Present

David Almes
Bob Bulman
Maurice Ediger
Amy Garcia
Andy Johnson
Bob Sorenson
Council Member Bob Martz

Staff Present

Paul Gunzelman, Public Works
Scott Knebel, Planning
Doug Kupper, Parks & Recreation
Officer Alex Dean, Police
Dana Brown, City Manager's Office

Members Absent

Sean Cash
David Dennis
Fran Hoggatt
Brendon Groves
Christina Kostelecky
Margarita Farelle-Hunt
Teresa Schmidt

Guests

Listed on the last page

ORDER OF BUSINESS

Call to Order

The meeting was called to order at 7:10. **Council Member Martz** explained the purpose of the District Advisory Board as advisory to him as the Council Member for City Council District V. He also said that the voting was limited to the Board Members only, even in tie votes, and that his opportunity to vote on issues would be restricted to the City Council Meetings. He acknowledged that many issues come before the Board that are emotional to members of the public but he asked that appropriate behavior be maintained at the meeting and that each individual speak only when acknowledged during the process.

Approval of Minutes and Agenda

The minutes for April 8, 2002 were approved 5-0 as written (Bulman/Ediger).

(DAB Member Amy Garcia arrived.)

Approval of Agenda for June 3, 2002. Council Member Martz stated that the agenda items would need to be moved around to allow for staff who were presenting at more than one DAB meeting tonight. He asked for the Planning case and the Police report to be presented immediately afterward the Public Agenda. The amendments to the agenda were approved 6-0 (Bulman/Ediger).

Public Agenda

1. Scheduled items . None

2. Off-agenda items

George Walta, 10630 Carr Lane, asked for a follow up on his requests for speed limit signs on Carr Street and signs prohibiting dumping on his waterway. Staff explained that speed limit signs are not typically posted on residential streets because the speed limit of 35 miles per hour is consistent in all neighborhoods, as determined by the State. **Council Member Martz** supported this information as policy by Public Works. However, he asked that staff follow up with Storm Water/Public Works about getting a sign for the waterway.

Lou Sheets, 1249 Firefly, stated that he had asked about some drainage issues at the last DAB meeting and wondered if any information was available. **Council Member Martz** noted that more detail was probably needed and that staff would contact him.

Bob Sorenson, DAB Member, stated that one of the first planning cases reviewed by the DAB was located at Maple and Ridge Road on the southeast corner of the intersection. Because the site was still vacant, cars for sale by the owners were frequently parked on the lot. Sorenson was concerned about the appearance as well as whether the cars were parked there with permission of the property owner—a violation of city code. Police Officer Alex Dean responded that this issue and other neighborhood concerns could be reported on the new Neighborhood Action Line as a result of the unified city code. The phone number is 529-9999.

Action: Staff will make inquiries to appropriate departments and contact citizens.

Planning

3. Zone Change Request – ZON 2002-00023 at 352 S. Ridge Road (general location of NE corner of Ridge and University)

Scott Knebel, Planning, presented a request to change zoning from “SF-3,” Single-Family Residential to “LC” Limited Commercial, at 352 S. Ridge Road. The proposed change is to accommodate a restaurant with a drive-through lane. He explained that the subject property is one acre with a house and metal garage and is located across Ridge Road, just east of Lowe’s Home Improvement. The applicant would like to develop the restaurant with access to University Street. Staff has recommended approval subject to platting in one year and the conditions of a Protective Overlay including restrictions related to the direction of the building front, lighting, outdoor speakers, height, fencing, and uses. The effort to limit cut-through traffic is also suggested through the allowance of only right-turns. Knebel also explained how staff recommended that the limitations agree with the Comprehensive Plan.

DAB Members asked questions related to public feedback including opposition from the residents and the drive-through in the neighborhood. **Knebel** responded that only questions related to curiosity had been received to date. In addition, no opposition had been heard at the Metropolitan Area Planning Commission (MAPC) hearing. MAPC approved the request.

Kim Edgington, Austin-Miller Design, spoke as the agent for the developer saying that the two properties to the east were expected to be under option soon.

DAB Members asked about the size of the lot; concerns from a previous case about traffic and screening; and questioned removal of homes that appear in good condition. **Edgington** said the site plan is workable on the lot; that no opposition had been received; and the property owners to the south and north had indicated strong interest in selling to the developer.

DAB Members also discussed the preferred situation of the lot being developed rather than leaving it vacant as the vacant lot to the north of this subject property has been kept in poor condition over the past two years.

Action: The Board voted 5:1 to support the Planning Department recommendation to approve the request with conditions listed in the staff report.

Staff Presentations

4. Community Police Report

Community Police Officer Dean, Beat 18, reported on concerns for his beat which includes the area south of Central along Ridge Road. He noted that the Community Police Officer Ahsens typically is present to report on issues for Beat 19—as the largest beat in the district—but asked that those issues be addressed at the next meeting.

Dean reported a rise in automobile larcenies. Police were responding by providing education sessions at schools, emphasizing to students the risk of possibly having a criminal charge and record. In addition, the Police were increasing their surveillance of the neighborhoods. Dean said that three (3) more neighborhoods had organized Neighborhood Watches---one each in Prairie Woods, Aspen and Auburn Hills. He stated that special attention for Neighborhood Watch is also being focused on apartment complexes. Dean reported that vandalism is also increasing through damage by BB guns and paint ball guns, and that both are illegal in the city limits. Increased incidence of vandalism is typical with school in summer session. Police had increased their enforcement efforts since Memorial Day. Police are also sponsoring annual bicycle safety sessions. Citizens can call 268-4027, or check the City or Police websites.

Action: Receive and file

(The Access Management item was moved to later in the agenda to allow time for staff to arrive from presenting at the District II Advisory Board meeting.)

5. Mountain Bike Trail

Doug Kupper, Park & Recreation Department Director, provided an overview of the issue to date. Kupper explained that the Oz Bicycle Club had proposed to the Park & Recreation Department that the Club develop a rough terrain mountain bike trail in Pawnee Prairie Park, located west of Ridge Road between Kellogg & K-42 Highway. The proposal was presented to the Park Advisory Board in late 2001 and the Park Board voted to recommend approval. The proposal was then presented to the District V Advisory Board (DAB) in April and, with no opposition heard, the DAB recommended approval. Adjacent homeowner associations were being contacted when a story appeared in the Wichita Eagle about the proposed bike trail causing numerous calls and e-mails of concern to Council Member Martz and city staff. With the need for more public comment, Council Member Martz asked that the item be brought back to the DAB for more consideration.

Council Member Martz then opened the meeting to public comment from representatives of the Oz Bicycle Club, residents, and equestrians. Comments were presented to the Board by 42 members of the public.

Points identified by the speakers who favored the proposal

- No rough terrain trails for mountain bikes currently exist in the city
- Members of the Bicycle Club have offered to construct the trail
- Separate trails would be built for the bicyclists and the horseback-riders
- Bicycle club members would give the horses priority on any shared trail
- Bicyclists & equestrians could work together to maintain the trails
- Signs could direct users to the appropriate trail
- Courtesy is committed by the Oz Club members
- Unfounded fears exist in the equestrian community
- All bicyclists could use the trail, including children
- A standing committee was suggested to address ongoing issues in the Park once trail established
- South Central Trail Riders Association voted to not oppose the proposal due to the current cohabitating of bikes & horses; separate trails could be developed
- Trash would not increase as a result of bicyclists as they rarely carry materials that cause litter

Points identified by speakers who opposed the proposal

- Area growth has already increased traffic and decreased wildlife
- Strong desire to maintain as a nature park
- If open to bicyclists, would also be open to other recreational equipment such as scooters, skateboards, roller blades, etc.
- Recent paving of paths has already increased usage of the Park for other recreational equipment and negatively impacted the use by horseback riders
- Bicycles would startle the horses and difficulty for horseback rider to manage the horse's behavior
- Concerns for safety for everyone
- Park is not large enough to develop separate trails for each group
- Limited space for parking
- Negative impact on area wildlife
- Benefactors of parkland intended the use for equestrians
- Currently more than 100 miles of bike paths in the city; only 5 miles of horse trails
- Trees in Pawnee Prairie provide shelter & protection for horses from the sun
- Use of the park by visiting equestrian groups adds to the economy
- Increased public use of facilities is not always positive
- Consider other sites for mountain bike trails including Cottonwood Park, abandoned railways, Brooks & Chapin Landfills

Council Member Martz asked that Park and Recreation staff facilitate a committee to work on exploring alternatives and proposing one-two recommendations for resolution. He requested that the recommendations be presented at the July 1 DAB V meeting. The following people agreed to serve on the committee:

Residents

Gary Swartz – 10021 W. Prairie Woods

Tim Casey –2407 Yellowstone

Equestrians

Terry Fry – 2959 N. Rock Road, Ste. 300
Ellen Querner – 1117 N. Roosevelt

Oz Bicycle Club

Mike Nelson-1419 N. Chambers
Bobby Smith- 221 E. 11th, Winfield, KS

Action: At the request of Council Member Martz, a committee was formed to review feedback to the proposal and explore possible options and alternatives for presentation to the District Advisory Board at the next meeting on July 1, 2002.

Staff Presentations (continued)

6. Access Management Proposal

Paul Gunzelman, Traffic Engineer/Public Works, presented information on the proposed comprehensive access management standards for site developments along major arterials. He explained that an Access Management Task Force was formed eighteen (18) months ago with community stakeholders serving to identify issues and review the city's consultants' report of recommendations. The changes proposed by the consultants were not supported by MAPC. As a result, another set of proposed changes were developed and presented to the Task Force. Gunzelman then reviewed the proposed items for the Board.

After Gunzelman's presentation, **Council Member Martz** asked if concern existed for the Task Force about the thinking of MAPC on the consultants' proposed changes and the revised changes. Sorenson, a Task Force Member, said he was concerned about whether the input by the Task Force was valued.

Gunzelman stated that the proposed policy was being presented to DABs this week. Then the Council would hear a review through a workshop in June, and the MAPC would review in July. Hopefully, Council action would then occur in July with the plan going to the County Commission immediately afterward.

Council Member Martz asked if County standards had been factored in to the policy? Gunzelman answered yes, that the County has greater distances due to higher speeds.

Johnson asked about cross-lot access and whether this would be required? He noted the previous planning case on 21st Street just west of Maize reviewed by DAB V in which part of the request was to use the neighboring business lot and drive for access. Gunzelman said they would encourage wherever possible.

Council Member Martz asked how these changes would relate to County regulations and whether an issue with different requirements would arise with annexations? Gunzelman said they would be the same. Sorenson said that this is certainly a step in the right direction. He said the consultant had much greater detail but the representatives of Wichita Area Business Association (WABA) objected. At that point, the Task Force did not meet for six months but when they did meet again, this proposal was developed in place of the consultant's study. Sorenson said that the Task Force members did not have the technical expertise to really understand the issues. As a result, the members felt they were assembled to just bless whatever was proposed.

Council Member Martz said that he would like more feedback on the role of the access management committee. Board discussion took place on the issue with hiring consultants to do a study and propose a plan that isn't used, especially considering the expense to the City for the consultants' work.

Action: No action taken. Board expressed support of the proposed regulations as explained by Gunzelman.

Board Agenda

7. Updates, Issues, and Reports

The opportunity was provided for the Council Members and the District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or District.

Staff directed member to the e-mail provided by Public Works on the situation previously reported as concerns at 21st Street and Zoo Boulevard including railroad ties and unfinished billboard. The area is under County jurisdiction and the railroad company is in a slow process of cleaning up at the tracks. Board members asked that the City continue to emphasize the appearance and need for cleanup to the County.

Staff also directed members to the e-mail regarding the salvage yard on West Street and that a different legal interpretation had been determined by the City's Law Department which will allow OCI to require upgrades and cleanup to the fence to meet City code when the business reapplies for their business license. The previous thinking was that the business was grandfathered through annexation to meet the fencing code held to previous to the annexation—the County code.

Staff then asked for clarification on how the Board would like to handle the review of the Neighborhood Matching Grant application---through entire board or subcommittee, during regular agenda or previous to DAB meeting? The Board stated they would like the entire Board to review during regular agenda. Staff explained that the Board would only review eligible grants as the Neighborhood Assistant would first review each application submitted and forward only the eligible applications to the Board.

Staff also announced that Board Member Terri Schmidt had just recently been diagnosed with a disease that would require a short-term treatment and may affect her attendance. However, Schmidt hoped to continue as a DAB Member as much as possible during the next few months.

Council Member Martz announced that a special recognition of the youth DAB members would be held at the July 1 DAB meeting.

Action: Received and filed.

Council Member Martz announced that the next regularly scheduled meeting for District Advisory Board V will be July 1, 2002 at Auburn Hills Clubhouse at 7:00 p.m.

With no other business, the meeting was adjourned at 10:40.

Respectfully Submitted,

Dana Brown, District V
Neighborhood Assistant

Guests

Rogena Allison – 7124 E. Rockhill
Lynn Cramer – 322 N. Dowell
Lou Sheets – 1249 Firefly
Judy Newton – 2002 S. Greenwich Rd.
John Duncum - 10629 Carr
Jan Duncum – 10629 Carr
Max & Kay Brand – 4232 N.183rd W.
Terry & Treson Reynolds – 4441 N. 183rd W.
Barry Carroll – 1140 Coolidge
Janet Cook – 2027 S. Beech
Ct.
Ray Walker – 2521 W. Teton Circle
Tim Casey – 2407 Yellowstone
Larry Ross – 346 N. Bluff
Mike Nelson – 1419 N. Chambers
Dan Perry - 203 S. Ash
Chris Kaegi-Stephens – 11220 N. Rock Rd.
Dana Morrow – 9401 W. 79
Dan Jackson – Glacier C Winfield, KS
Terry Plenert – 1126 Coolidge
Kim Long – 14820 W. 47th
Kim Galusha – 102 E. Central, Maize, KS
Sherry Irsik – 10005 Prairie Woods Ct.
Art & Alice Hatch – 2634 S. Glacier Dr.
Liz Dudley – 14430 Killarney Circle
Kay & Jim Brats – 6045 N. Maize

Cindy Mullen – 6718 N. 135th W.
Brent Lobile – 9807 Savannah
Ellen Querner – 1117 N. Roosevelt
Betty Lading – 406 N. Jany
John Kiser – 10920 Lynndale
Denise Wright – 9803 Savannah
Terry Frye – 2959 N. Rock Road, Ste. 300
Kathy Pannell – 9708 Savannah
Chris Darnell – 606 N. Shefford
Clete Dold – 2185 S. Breezy Pt.

Mickey Thull – 7125 University
Lori Casey – 2407 Yellowstone
Carolyn Nelson – 3930 S. 340th St
Sally Nelson – 1419 N. Chambers
Eddy Reimer – 217 S. 3rd
Jon Querner – 1117 N. Roosevelt
Judy Grundeman – 11020 E. Clark
Bobby Smith 221 E. 11TH, Winfield
Gary Swartz – 10021 W. Prairie Woods
Jackie Stephens – 1041 N. Clara
Shari Pike – 10013 W. Prairie Wood
Mark Blue – 2301 S. Crestline
Lynn Somerson – 13401 Rolling Hills
Joanne Walker 216 Burr Oak Ct.
Don Skokan – 5325 Memphis